

-  5 Bedrooms
-  2 Bathrooms
-  2 Receptions
-  Private Garden
-  Driveway

Freehold

Council Tax Band:
G £4,096.96 (2026/2027)

Local Authority:
St Albans District Council



OPEN DAY 12/09/2026 Well-presented 4/5 bed detached family home, close to outstanding schools, walking distance to town and station.

Description

OPEN DAY 12/09/2026. A beautifully presented four/five-bedroom family home offering 1,911 sq ft of versatile accommodation, with two bathrooms, two excellent reception rooms, and a generous kitchen/breakfast room. Arranged over two floors, this superb property provides an excellent balance of family living and entertaining space. The ground floor features a welcoming entrance hall, a spacious 23'9" living room with a front aspect, and a wonderful 21'6" family room with doors opening onto the garden, creating a bright and sociable space. The 19'1" kitchen/breakfast room is a fantastic hub, with ample space for dining, whilst a separate utility room adds practicality. Also on the ground floor is a generous bedroom with its own cloakroom, ideal for guests or flexible accommodation. Upstairs are four further bedrooms, including an impressive 17'5" principal bedroom with en-suite shower room and walk-in wardrobe. The remaining bedrooms are well proportioned and are served by a stylish family bathroom with underfloor heating. To the rear is a private garden, offering an excellent combination of lawn and a generous patio area, perfect for outdoor entertaining and relaxing in the warmer months.

Location

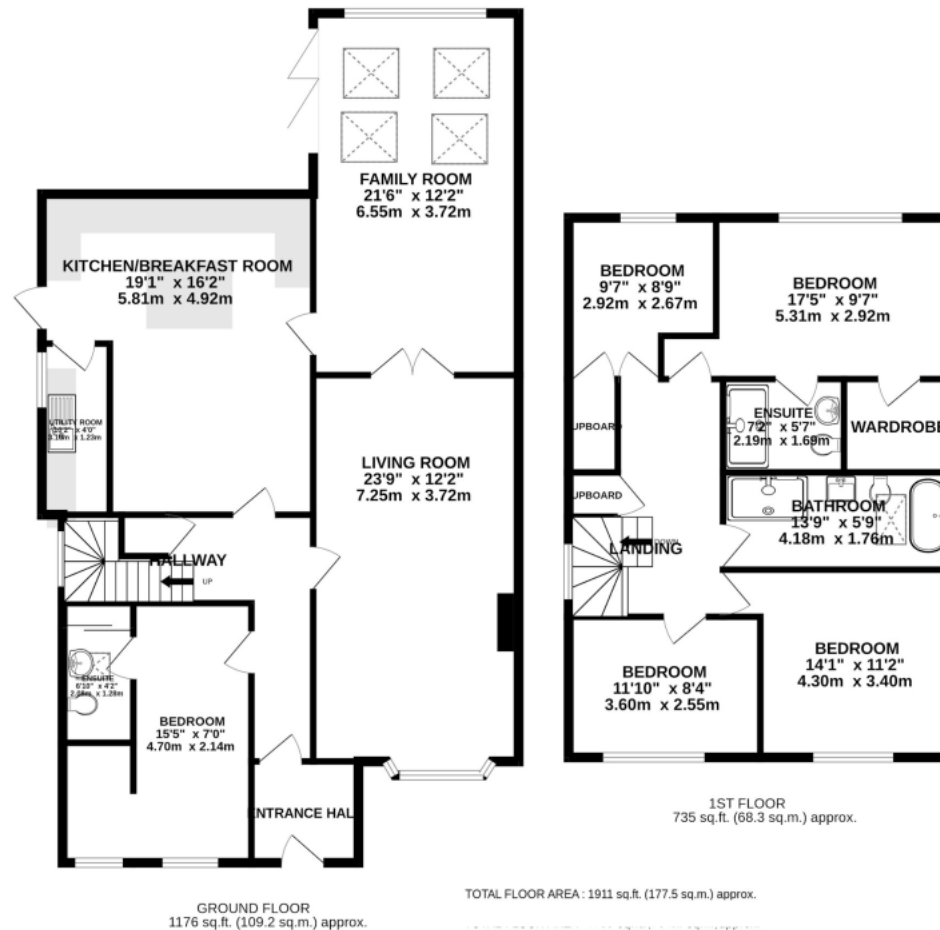
Harpenden Rise enjoys a peaceful and attractive setting, near to the popular Nicky Line nature walk and close to the vibrant heart of Harpenden Town Centre, where you'll find a delightful selection of shops, cafés, pubs and restaurants.

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.









TOTAL FLOOR AREA: 1911 sq.ft. (177.5 sq.m.) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.